

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA 308B



FROM: TLMA/Planning Department

SUBMITTAL DATE: March 20, 2003

SUBJECT: GENERAL PLAN AMENDMENT NO. 599, CHANGE OF ZONE NO. 6644, TENTATIVE TRACT MAP NO. 30064, AMENDED NO. 4 - EA 38473 - SDI Communities, LLC - Third Supervisorial District - Antelope Valley Zoning Area - 67.3 Net Acres Acres - Residential Agricultural - 1 acre minimum (R-A-1) zoning - North of Corson Avenue, south of Holland Road and east of Murrieta Road - REQUEST: Amend the Sun City\ Menifee Valley Community Plan from Residential - 1 acre minimum to 2 - 5 DU/Ac., to change the zoning from Residential Agricultural - 1 acre minimum (R-A-1) to One-Family Dwellings (R-1), and a Schedule A subdivision of 67.3 acres into 174 single family lots with a 7200 sq. ft. minimum, one 1.6 acre park and one 8.76 acre open space lot.

CONTROVERSIAL ISSUES: Land use and zoning.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, BY A VOTE OF 4-0 (COMMISSIONER PETTY WAS ABSENT),
RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38473**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 599**, in accordance with Exhibit # 6A, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6644**, in accordance with Exhibit # 2, and based upon the findings and conclusions incorporated in the staff report; and,

Ron Goldman, Interim Planning Director
(Continued on attached page)

C.E.O. RECOMMENDATION:

APPROVE

County Executive Officer Signature

Department Recommendation: Policy Policy
 Consent Consent
Per Executive Office:

03 068 - 5 0111: 12
COUNTY OF RIVERSIDE
OFFICE OF THE COUNTY CLERK
EXECUTIVE

THE HONORABLE BOARD OF SUPERVISORS
RE: GENERAL PLAN AMENDMENT NO. 599, CHANGE OF ZONE NO. 6644, TENTATIVE TRACT
MAP NO. 30064, AMENDED NO. 4
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APPROVAL of **TENTATIVE TRACT MAP NO. 30064**, subject to the attached conditions of approval,
and based upon the findings and conclusions incorporated in the staff report.